031.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,700 / 780,700
					USE VALUE:	780,700 / 780,700
					ASSESSED:	780,700 / 780,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		FOSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUGLIA ALAN
Owner 2:	KITTREDGE KAREN
Owner 3:	
Street 1:	10 FOSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PUGLIA ALAN -
Owner 2:	KITTREDGE KAREN -
Street 1:	10 FOSTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Vinyl Exterior and 1824 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	321,200	4,700	454,800	780,700
Total Card	0.114	321,200	4,700	454,800	780,700
Total Parcel	0.114	321,200	4,700	454,800	780,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.02 | /Parcel: 428.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

22013

GIS Ref

GIS Ref

Insp Date

01/24/09

!2626!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	321,200	4700	4,950.	454,800	780,700	780,700	Year End Roll	12/18/2019
2019	101	FV	253,300	4700	4,950.	483,200	741,200	741,200	Year End Roll	1/3/2019
2018	101	FV	253,300	4700	4,950.	352,500	610,500	610,500	Year End Roll	12/20/2017
2017	101	FV	253,300	4700	4,950.	307,000	565,000	565,000	Year End Roll	1/3/2017
2016	101	FV	253,300	4700	4,950.	261,500	519,500	519,500	Year End	1/4/2016
2015	101	FV	239,500	4700	4,950.	255,800	500,000	500,000	Year End Roll	12/11/2014
2014	101	FV	239,500	4700	4,950.	210,300	454,500	454,500	Year End Roll	12/16/2013
2013	101	FV	239,500	4700	4,950.	200,100	444,300	444,300		12/13/2012

PRINT

Date	Time
12/10/20	18:00:11

LAST REV

Date	Time
09/22/20	08:16:13
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2626

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUGLIA ALAN	50122-563		9/20/2007		491,000	No	No		
	12158-41		9/1/1981			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/2020	586	Solar Pa	23,122	C				
5/6/2019	622	Redo Bat	10,000	C				
9/9/2015	1296	Re-Roof	4,880		9/6/2015			Strip and re-roof
6/23/2014	722	New Wind	22,000					
10/15/2007	940	Manual	5,100					replace termite da

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
7/1/2014	External Ins	PC	PHIL C
1/24/2009	Meas/Inspect	197	PATRIOT
12/3/2008	MLS	MM	Mary M
6/26/2000	Inspected	263	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22013
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22565794
Const Adj.:	0.98990101
Adj $ / SQ:	157.726
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436371
Depreciation:	115202
Depreciated Total:	321169

COMMENTS

CK UAT 1/10.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

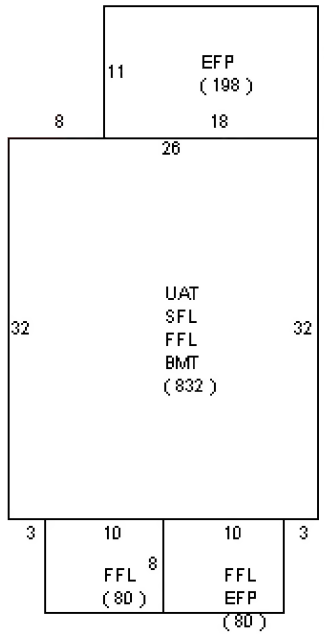
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.73
Special Features:	0	Val/Su Net:	102.23
Final Total:	321200	Val/Su SzAd	176.10

SKETCH



Sum Area By Label :
UAT = 832
SFL = 832
FFL = 992
BMT = 832
EFP = 278

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	157.730	156,465
BMT	Basement	832	47.320	39,369
SFL	Second Floor	832	157.730	131,228
EFP	Enclos Porch	278	36.640	10,187
UAT	Upper Attic	208	63.090	13,123

Net Sketched Area:	3,142			Total:	350,372
Size Ad	1824	Gross Are	3766	FinArea	1824

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

031.0-0005-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1985	0.00	T	27.2	101						
2	Frame Shed	D	Y	1	4X8	A	AV	1985	0.00	T	27.2	101						
3	Garage	D	Y	1	18x20	A	AV	1922	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700